Seller: ROY
Order No.: 5003747

BK6965PG079 NO TRANSFER TAX PAID

Data ID: 46276
Job No.: 24384

WARRANTY DEED
020055

51-87

Know all Men by these Presents, That PHILLIP ROY, WHO ACQUIRED TITLE AS PHILLIP G. ROY (herein referred to as Grantor, whether one or more), in consideration of the sum of Zero Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by PHILLIP ROY AND SHARON CROWE, HUSBAND AND WIFE AS JOINT TENANTS (herein referred to as Grantee, whether one or more), whose mailing address is 63 ~~[illegible]~~ Mayflower Hill Drive Waterville, ME 04901

does hereby **give, grant, bargain, sell and convey** with warranty covenants unto the said Grantee, his heirs and assigns forever, the following described real property, situated in the County of Kennebec, State of Maine, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TAX PARCEL NO.: 02-0694

BEING the same property conveyed to Grantor by Warranty Deed from Cyril M. Joly, Jr. dated May 31, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5139, Page 203.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to his and their use and behoof forever.

And Grantor does **covenant** with the said Grantee, his heirs and assigns, that Grantor is lawfully seized in fee of the premises, that they are free of all encumbrances except as herein stated, that Grantor does have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor and Grantor's heirs shall and will **warrant and defend** the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims and demands of all persons.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

In Witness Whereof, Grantor, relinquishing and conveying all rights by descent and all other rights in the above described premises, has hereunto set his hand and seal this 9th day of the month of May, A.D. 2002.

Signed, Sealed and Delivered in presence of:

Doris A. Ames
Witness Signature
Witness' Printed Name: Doris A. Ames

PHILLIP ROY—Grantor

[Acknowledgments Continued]

Andro. Title (3)

Seller: ROY
Order No.: 5003747

Data ID: 46276

51-87

STATE OF Maine }
} ss:
COUNTY OF Kennebec }

Then personally appeared the above named PHILLIP ROY, who acquired title as Phillip G. Roy and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Doris A. Ames

Notary Public Doris A. Ames
Attorney at Law
Printed Name: Doris A. Ames

SEAL

Prepared by:
Phillip Roy
63 Mayflower Hill Drive
Waterville, ME 04901

Return to:
Phillip Roy and Sharon Crowe
63 Mayflower Hill Drive
Waterville, ME 04901

Mail tax Statements to:
Phillip Roy and Sharon Crowe
63 Mayflower Hill Drive
Waterville, ME 04901

51-87

BK6965PG081

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, located in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the northerly line of Gilman Street at an iron rod driven in the ground, nine hundred and fifty (950') feet from the southwesterly corner of the so-called Vigue Farm; thence northerly along the westerly line of a proposed street two hundred (200') feet to an iron rod driven in the ground; thence westerly and parallel to Gilman Street one hundred (100') feet to an iron rod driven in the ground; thence southerly and parallel to the westerly line of the aforementioned proposed street two hundred (200') feet to Gilman Street; thence easterly along the northerly line of Gilman Street one hundred (100') feet to the point of beginning.

This conveyance is made and taken by the grantee with the restrictions and limitations herein enumerated, for himself, his heirs and assigns, for the benefit of the grantor, his heirs and assigns and for the benefit of the other property owners of land abutting Gilman Street, their heirs and assigns, purchasing or owning lots originally part of the Vigue Farm, so called, with the express understanding and agreement that any dwelling, including a home garage, erected on this lot, except for steps approaching thereto, shall be located at least seventy (70') feet from the lot boundary on Gilman Street and thirty (30') feet from the lot boundary on any other streets abutting thereon; that any dwelling erected thereon shall not have space or tenancies or apartments for more than one family, and shall cost not less than seven thousand ($7,000.00) dollars; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon; and at no time shall any mercantile or other commercial building or structure be erected upon said lot , nor any house or structure thereon be used for any mercantile or commercial purpose.

ATC File No.: 02-0694
N:\WPDOCS\DIANET\02-0600\02-0694.EXA

RECEIVED KENNEBEC SS.
2002 JUL -1 AM 9:30
ATTEST: [signature]
REGISTER OF DEEDS